



**31 Etrick Way, Glenrothes – KY6 1JL**

Glenrothes

Offers Over **£84,995**





## 31 Ettrick Way

Glenrothes, Glenrothes

New for sale a perfect investment opportunity to purchase a spacious 3 Bedroom Mid Terraced Villa with Driveway. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a home with potential comprising Entrance Porch - Lounge with Patio doors - Dining Room - Kitchen - Three Bedrooms Two Double - Bathroom/WC. Benefitting from DG- Electric Central Heating - EPC D - HOME REPORT £85,000. Additionally new rubberised Roof to main house & porch installed 2025 with 15-year guarantee. Inverter for roof mounted solar panels (generating approx £500 per annum income with 25-year guarantee) Cavity wall insulation with 25-year insurance all transferrable. Externally driveway, timber & brick sheds & enclosed gardens. View Now!  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- MID TERRACED VILLA - IDEAL INVESTMENT OPPORTUNITY
- NEW ROOF 2025 TO HOUSE & PORCH WITH 15YR GUARANTEE
- INVERTOR & SOLAR PANELS WITH 25 YEAR GAURANTEE
- CAVITY WALL INSULATION WITH 25 YEAR INSURANCE
- ENCLOSED GARDEN - DRIVEWAY
- LOUNGE WITH PATIO DOORS
- KITCHEN - DINING ROOM - BATHROOM

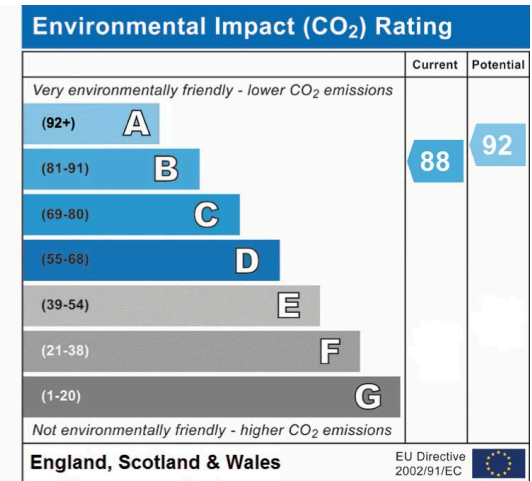
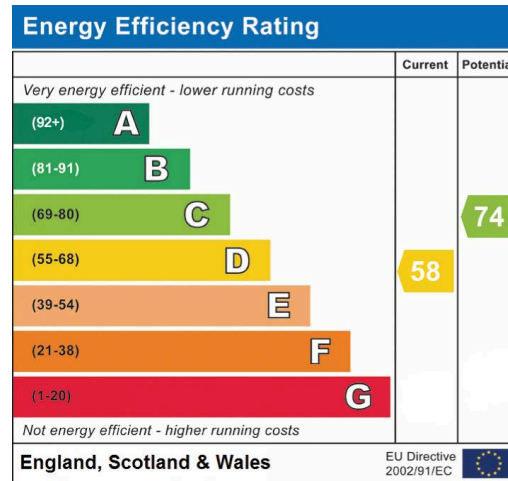


GARDEN

OFF STREET

1 Parking Space







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